

# For Lease | Professional Office Space / Former Call Center

**1st Valley**



## 1140 Commerce Dr, Suite A | Las Cruces, NM 88011

### Listing Overview

<b>Lease Rate</b>	\$18 - 20/SF/Yr (NNN)
<b>Building Size</b>	±15,667 SF
<b>Available Space</b>	±10,746 SF

For more information:

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Located in one of the most sought after sub-markets in Las Cruces, ±10,746 square foot office space offers a highly functional layout ideal for call centers, professional services, training facilities, administrative offices, or any business requiring a combination of private offices and collaborative workspace.

The suite features a professional glass storefront entry, welcoming reception and lobby area, large open workroom suitable for cubicles or shared desks, six private offices, and a dedicated conference / training room. Additional amenities include a break room, server/IT room, multiple storage areas, and men's and women's restrooms.

With convenient access to N Telshor, I-25, Highway 70, and other major arterials, the location offers excellent connectivity for employees and clients. On-site parking, prominent signage opportunity, and a functional interior layout make this space an efficient and cost-effective option for organizations looking to scale or centralize operations.

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1155 S Telshor Blvd  
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575.521.1535  
[1stvalley.com](http://1stvalley.com)

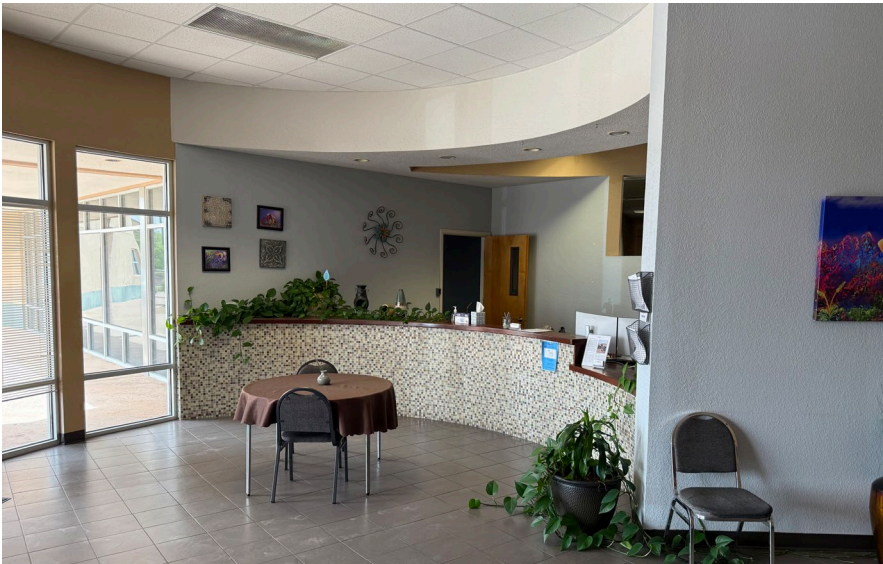


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## Property Highlights

- Tenant Improvement Allowance included
- ±10,746 SF professional office with modern workplace layout
- Large open bullpen ideal for cubicles, team workstations, or classroom-style setup
- Six private offices + dedicated conference / training room
- Reception and lobby with glass storefront entrance
- Break room with cabinetry + sink
- Server / IT room, storage areas, and janitorial room with mop sink
- Large Men's & women's restrooms
- Ample on-site parking in well-maintained office complex
- Convenient access to N Telshor Blvd, I-25, Highway 70, and other major arterials
- Suitable for call center, administrative office, professional services, education/training, healthcare support, or government contractors

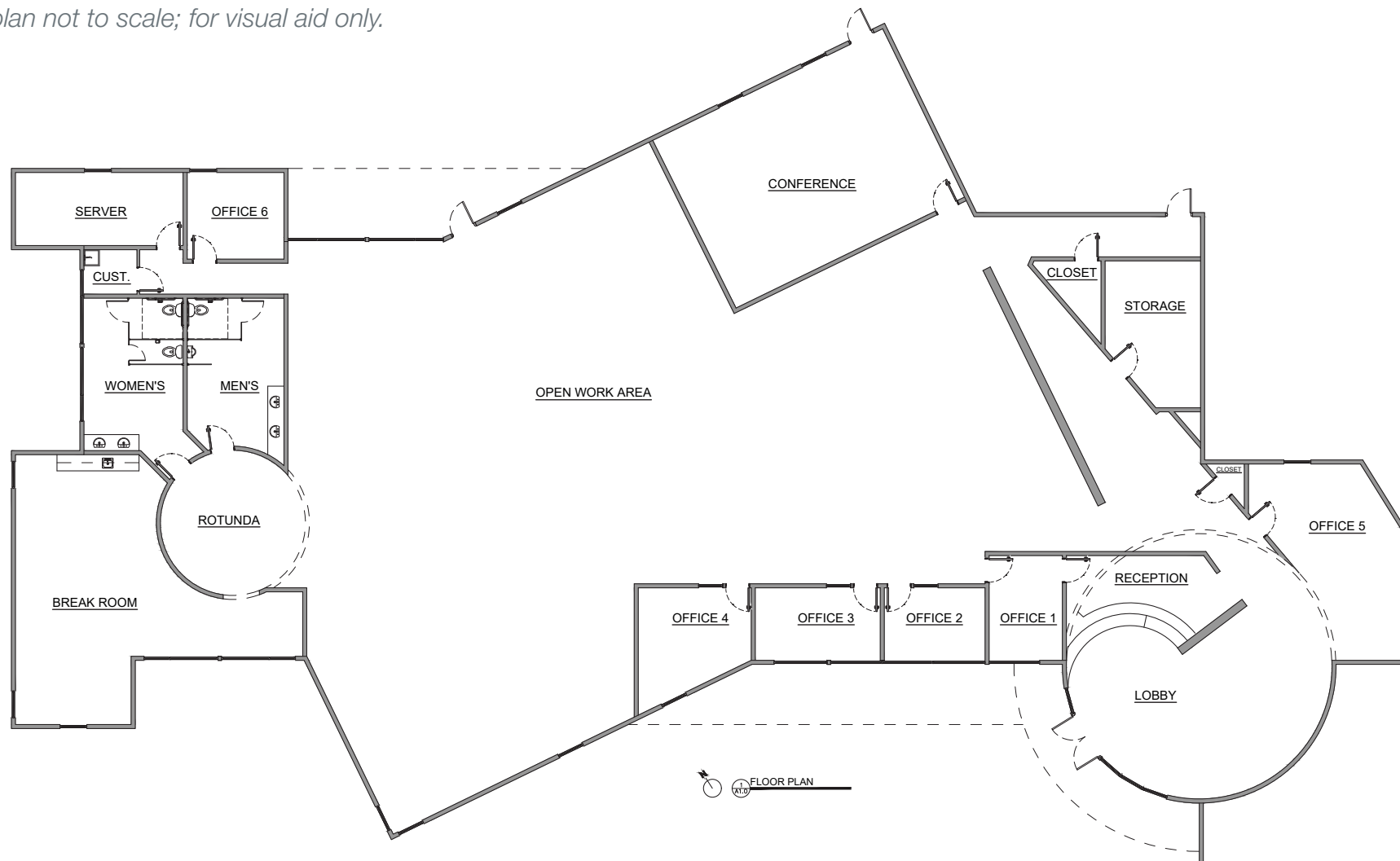


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*Floor plan not to scale; for visual aid only.*



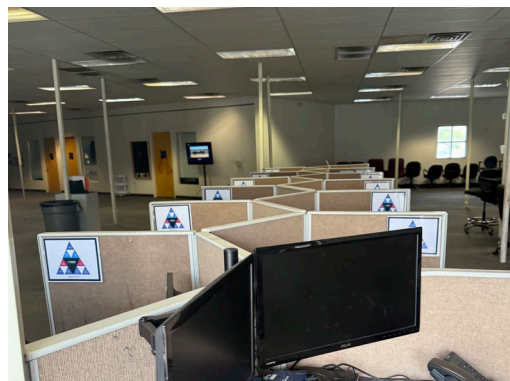
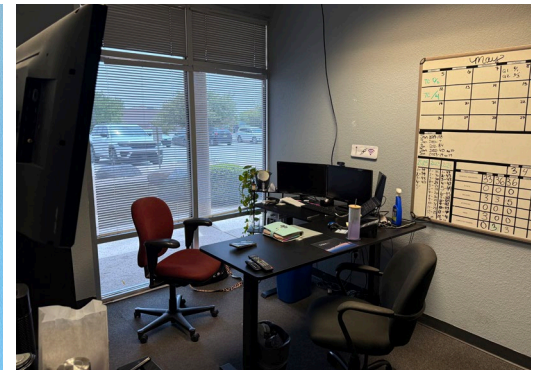
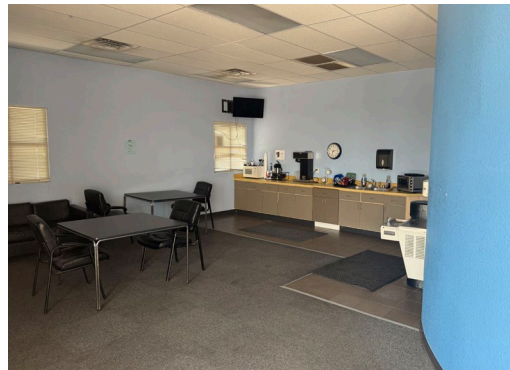
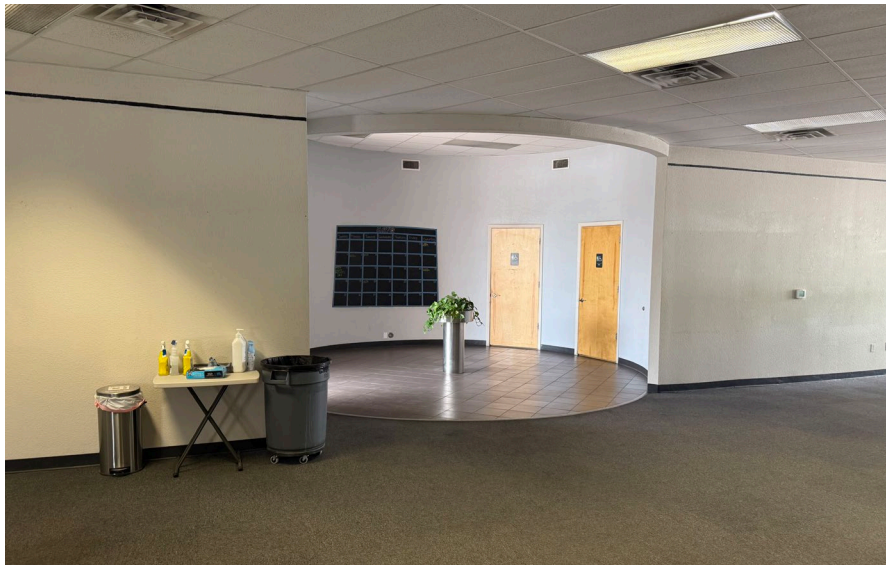
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Commercial Real Estate Services, Worldwide.

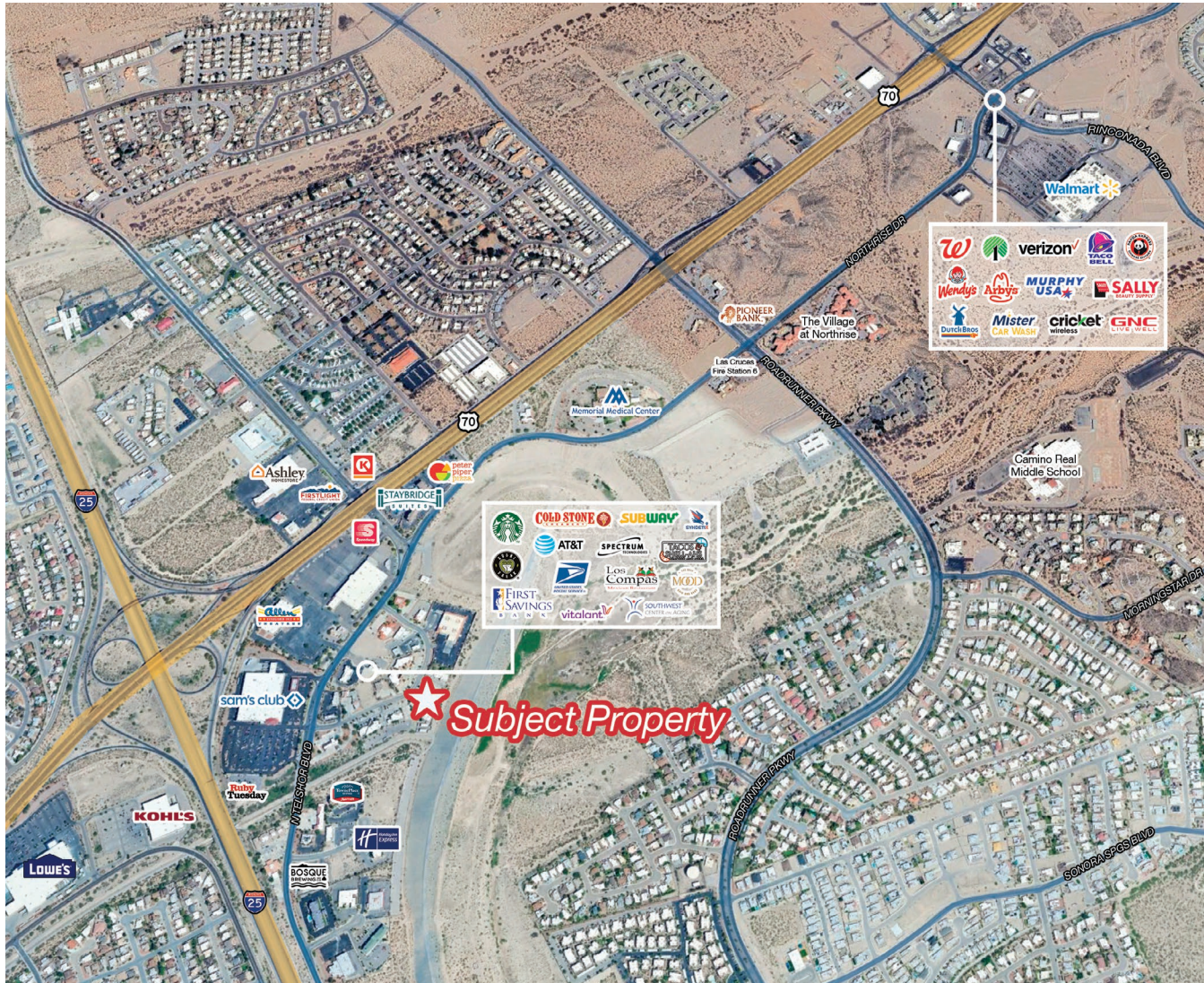


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# Map



## Nearby Traffic Counts:

N Telshor Blvd	13,388 VPD
I-25	20,344 VPD

Source: NMDOT, 2024

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